



CITY OF FOUNTAIN VALLEY
BUILDING DEPARTMENT
10200 Slater Avenue
Fountain Valley, CA 92708
714 593-4429
www.fountainvalley.org

2016 CALIFORNIA CODES
CODE CYCLE

01/03/2017
EFFECTIVE DATE

Plan Review Checklist

PLAN CHECK NO.: 2018-1266 PROJECT: Rodecker Slater, LLC
PROJECT ADDRESS: 10175 Slater Ave OCCUPANCY: U
PROJECT DESCRIPTION: Rohn 40' Tower TYPE OF CONSTR.: —
1ST REVIEW BY: Danik Deggett DATE: 10/15/18 CORRECTIONS APPROVED
2ND REVIEW BY: _____ DATE: _____ CORRECTIONS APPROVED

INSTRUCTIONS

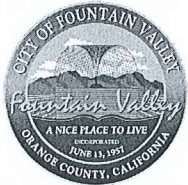
- This plan review has been made to verify conformance to minimum requirements of codes adopted by the City of Fountain Valley. The 2016 California Standards Code was utilized for the plan check. Codes used are 2016 California Building Code (CBC), California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), and California Electrical Code (CEC) & City Ordinance.
- The items below require correction or clarification before this plan check can be approved for permit issuance. Return all correction material when resubmitting.
- Note on this correction sheet or on a separate sheet the location of the completed correction. (i.e. Sheet No., detail, etc.).

ADMINISTRATIVE

- The following clearances or approvals are required before a building permit can be issued:
 - Planning Department.
 - School District fees.
 - Engineering/Public Works/Fire Dept.
- The following are required at the time of permit issuance:
 - Three complete sets of plans.
 - Structural calculations – 2 copies.
 - Title 24 energy calculations – 2 copies.
- Provide a statement on the title sheet of the plans that this project shall comply with the:
 - * 2016 California Building Code (CBC), + TIA-222
 - * 2016 California Mechanical Code (CMC),
 - * 2016 California Plumbing Code (CPC),
 - * 2016 California Electrical Code (CEC),
 - * 2016 California Green Building Standards Code (CGBSC),
 - * 2016 California Energy Efficiency Standards (CEES),
 - * City of Fountain Valley Local Ordinances.
- Note on Plans: "Separate permit(s) is/are required for accessory building, swimming pool, retaining wall, walls over 3 feet, patio covers, demolition, etc.
- Provide a vicinity plan.
- Provide fully dimensioned site plan to scale. Show lot size, street, alley, easements, parking spaces, division walls, all projections, and location of all buildings.
- Note on the site plan: "The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system."
- Note on Plans: "Construction working hours are 7 AM-8 PM, M-F; 9 AM-8 PM, Saturday; No Sunday or legal holidays."

CORRECTIONS

- Detail anchor bolt attachment for guy lines to structure
- Provide manuf guidelines for guy lines dimensions from tower + any tension requirements.
- Detail protective grounding requirements for tower and supporting structure per section 10.0 TIA-222
- Provide manuf details for antenna attachments to tower.
- Show (if applicable) any aboveground electric utility line near tower or guy lines or lighting or power lines on tower.



Fountain Valley Building & Safety Plan Check

Re: Transmittal of Plan Check - 2018-1266

Return By: 10/11/2018

Review #: 1st

From: Karen

Send To: Building

Review Type: ☐ Structural ☐ MEP ☐ ADA ☐ Soils ☐ Other

Comments: APPLICANT SUBMITTED (3) SETS OF PLANS AND DOCUMENTS FOR REVIEW

Permit: 2018-1266

Job Address: 10175 SLATER AV

Permit Use: ☐ Structural ☒ Electrical ☐ Mechanical ☐ Plumbing

Description: INSTALLATION OF ROHN TOWER WITH GUY LINES FOR FIXED WIRELESS INTERNET

Permit Status: Plan Check

Application Date: 9/27/2018

Project Owner: RODECKER SLATER, LLC

Completed By:

Date:

Hours Spent:

Corrections

☐ **Approved**

CITY OF FOUNTAIN VALLEY

10200 Slater Avenue
Fountain Valley, California 92708
714-593-4400

PLAN CHECK NO.: 2018-1266

Project address: 10175 Slater Ave.

Plan reviewer contact #949-273-0264

1ST REVIEW BY: Hiep Tran _____ DATE: 10/10/18 _____ CORRECTIONS

- A. THE ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.
- B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.)

CBC 2016 STRUCTURAL DESIGN REQUIREMENT

General

1. Provide pre-fab Rhone Tower and guy line anchors calculations for vertical & lateral loads. Show actual connections of anchors to the building or others.



Fountain Valley

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Permit Status: Plan Check

Application Date: 9/27/2018

Project Owner: RODECKER SLATER, LLC

Completed By:

HIEP TRAN

Plan Review Status:

Date:

10/10/18

☒ Corrections

Hours Spent:

0.5

☐ Approved



Fountain Valley Building & Safety Plan Check

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Permit Status: Plan Check

Application Date: 9/27/2018

Project Owner: RODECKER SLATER, LLC

Completed By: MJ

Plan Review Status:

Date: 10/11/18

☒ Corrections

Hours Spent: _____

☐ Approved



CITY OF FOUNTAIN VALLEY
PLANNING DEPARTMENT

Approved ☐

Corrections (See Below) ☒

Red Marks ☐

PLAN CHECK REVIEW FORM

PLAN CHECK NUMBER: 2018-1266

PLAN CHECK BY: MATT JENKINS

ADDRESS: 10175 Slater

(714) 593-4427

PLAN CHECK DATE: 10/11/18

Matt.Jenkins@fountainvalley.org

PLANNING DEPARTMENT PLAN CHECK INFORMATION

Your plans have been reviewed for conformance with the City of Fountain Valley Development Code (Zoning Code). Corrections, if needed, are circled below. Prior to returning revised plans to the Building Department, please indicate the locations of each correction in the blank space below the list and provide your corrections on your plans.

When all Planning Department and other department corrections have been made, return revised plans to the Building Department. Contact the Building Department for coordination of approvals and further processing. If you have any questions regarding this review, please contact the Planning Department at the above phone number and reference both Plan Check Number and Address.

CORRECTIONS

1. Maximum 4 bedrooms with a 2 car garage.
2. Provide maximum building height from grade to ridge on elevation. Maximum height is 27 feet from grade in R1 zone.
3. Provide/correct lot dimensions.
4. Provide full property site plan.
5. Requires 5 foot setback to water line.
6. Maximum 70% ratio of 2nd story to 1st story (garage, living areas, and vaulted ceiling areas).
7. Provide square footage of "vaulted ceiling" area as indicated on sheet/s . First floor "vaulted ceiling" areas with a wall height over 10 feet tall shall be counted toward the second floor area for purposes of calculating the 70% ratio as indicated in #6 above.
8. Maximum 0.5 Floor Area Ratio (FAR). FAR is ratio of living area to lot size, excluding garage.
9. Maximum lot coverage is 55%.
10. Provide setbacks to all structures.
11. Provide setback from AC/condenser to property line(s).
12. Provide note on the plans stating "No new square footage will be added to this house with this permit."
13. Correct Plans per Red Marks on sheet/s
14. Locate existing and/or new side and/or rear walls/fences in relation to property lines on the site plan so an accurate setback measurement can be made during inspection. Substantiate the location of the walls/fences in relation to the property lines with a civil engineer or surveyor's stamp of approval on the site plan. Provide setback to wall and property line.
15. Rear setback must be 25 feet or 20% of the average lot depth, whichever is less. Single-story additions and/or patio covers may encroach to within 10 feet of rear property line but width of addition cannot exceed 1/2 the lot width.
16. Detached structures must be 5 feet from side and rear property lines and 10 feet from the main structure or anything attached to the main structure.
17. Must maintain 1,000 sq. ft. of open space in rear yard.
18. Width of addition and/or patio cover cannot exceed 1/2 the lot width within required setback.
19. Label garage as a 2-car garage.
20. Label garage as a 3-car garage.
21. Minimum inside dimensions for a 2 car garage is 20'0" deep by 20'0" wide.
22. Minimum inside dimensions for a 3 car garage is 20'0" deep by 30'0" wide.
23. Signs require separate permit.
24. Requires Planning Commission approval. *will bring back confirming resolution to next PC meeting.*
25. Requires Planning Commission Resolution Review (CUP Transfer).
26. Provide line-of-sight drawings taken from all 4 elevations (across the street and from residential property lines) showing rooftop mechanical (air conditioning, heating, ventilation ducts, exhaust, etc.) will be screened from public view and areas zoned for residential or open space OR show height of rooftop mechanical equipment (air conditioning, heating, ventilation ducts, exhaust, etc.) and height of parapet walls from the roof to prove they will be screened from public view. Note that mechanical equipment will be screened from public view compliant with FVMC 21.18.080 Screening and Buffering.
27. Provide rooftop mechanical equipment screening on the sides of the building that is architecturally compatible with the existing building in terms of colors, materials, and architectural style.
28. Provide photometric site plan and shielding detail for exterior lights compliant with FVMC 21.18.060 Exterior Lighting.

29. Must comply with Water Efficient Landscape Ordinance 1507 and Guidelines for Implementation of the City of Fountain Valley Water Efficient Landscape Provisions. Both can be found at www.fountainvalley.org/410/Development-Standards. Include answers to Appendix A of the Guidelines on the plans; Fill out Appendix B and C of the Guidelines and include them on the plans; Include Appendix D on the plans. When project is completed, have Landscape Architect fill out Appendix E verifying all landscaping has been installed according to the plan and turn in Appendix E to the Planning Department.
30. Provide the specific type of use for the tenant space on sheet _____.
31. Comply with Conditions of approval found in _____.
32. Comply with FVMC 21.08.045. Send a certified letter with return receipt to all adjoining property owners that share a property line with the subject property explaining the FAR Bonus you are applying for with your property. Provide copies of the letters sent with the return receipt signatures to the Planning Department with your resubmittal.
33. Per code, your existing home exceeds the 70% ratio requirement and is legal non-conforming. The code will allow for an addition to the 2nd story as long as you also add to the 1st story at the same time and the ratio drops (you get closer to the minimum code requirement of 70%) AND as long as you can demonstrate that there would be a possibility of complying with the 70% ratio requirement in the future with a 1st story addition while still meeting all the other requirements of the zoning code – i.e. height, floor area ratio, lot coverage, setbacks, rear yard requirements, parking, etc.
34. A land use covenant for the ADU shall be recorded by the property owner prior to issuance of building permits for the ADU. Provide copy of recorded covenant with the Building/Planning Department.
35. Please see below for additional Corrections.

36. To qualify under the OTARD rule, the applicant shall submit justification from a licensed RF engineer to justify the tower height.
37. The earliest plans may be approved is 20 calendar days after the Planning Commission approval.



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Application Date: 9/27/2018

Project Owner: RODECKER SLATER, LLC

Completed By: T.K.

Date: 10-10-18

Hours Spent: 1.

Plan Review Status:

☐ Corrections

☒ Approved